

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<div>Program Progress:</div>							
PJs in State: 19							
% of Funds Committed	98.86 %	98.07 %	10	96.48 %	65	70	
% of Funds Disbursed	90.55 %	93.46 %	12	89.00 %	49	51	
Leveraging Ratio for Rental Activities	11.98	8.28	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.96 %	92.50 %	11	83.25 %	32	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.85 %	76.94 %	9	70.99 %	50	55	
<div>Low-Income Benefit:</div>							
% of 0-50% AMI Renters to All Renters	92.00 %	82.18 %	5	81.75 %	70	76	
% of 0-30% AMI Renters to All Renters***	54.12 %	51.37 %	8	45.84 %	63	65	
<div>Lease-Up:</div>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.78 %	1	96.12 %	100	100	
<div>Overall Ranking:</div>							
			In State:	7 / 19	Nationally:	81 83	
<div>HOME Cost Per Unit and Number of Completed Units:</div>							
Rental Unit	\$15,741	\$28,167		\$27,889	425 Units	43.50 %	
Homebuyer Unit	\$32,553	\$16,610		\$15,632	52 Units	5.30 %	
Homeowner-Rehab Unit	\$13,225	\$15,715		\$21,037	193 Units	19.80 %	
TBRA Unit	\$3,575	\$4,145		\$3,206	307 Units	31.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

5.0 %

1.2 %

R.S. Means Cost Index: 1.19

\$134,267

\$155,431

\$14,515

\$155,501

\$105,212

\$23,795

\$99,461

\$78,568

\$23,907

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	54.4	50.0	87.0	31.3
Black/African American:	32.0	7.7	9.3	35.8
Asian:	1.6	13.5	1.6	3.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	3.8	0.0	0.0
Asian/Pacific Islander:	0.2	11.5	1.0	0.0

ETHNICITY:

Hispanic	10.8	13.5	1.0	29.9
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HOUSEHOLD SIZE:

1 Person:	48.2	25.0	42.0	73.1
2 Persons:	22.4	17.3	27.5	17.9
3 Persons:	16.9	15.4	8.8	3.0
4 Persons:	7.8	28.8	12.4	4.5
5 Persons:	3.3	7.7	6.7	1.5
6 Persons:	1.4	5.8	1.0	0.0
7 Persons:	0.0	0.0	1.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.2	26.9	17.6	73.1
Elderly:	30.4	1.9	44.0	0.0
Related/Single Parent:	32.5	9.6	9.8	20.9
Related/Two Parent:	8.5	53.8	25.4	3.0
Other:	7.5	7.7	3.1	3.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.1	1.9 [#]
HOME TBRA:	2.8	
Other:	53.6	
No Assistance:	28.5	

of Section 504 Compliant Units / Completed Units Since 2001 153

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 81
 (Percentile)
 State Rank: 7 / 19 PJs Overall Rank: 83
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	92.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	77.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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